

## DRAFT Town of New Market Development Capacity Analysis *November, 2009*

MDP has completed a draft development capacity analysis for the Town of New Market. This has involved collecting, integrating and interpreting data to make it ‘fit’ MDP’s growth simulation model.

Maryland’s local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004).

These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July, 2004 report (the full report is available at: [http://www.mdp.state.md.us/develop\\_cap.htm](http://www.mdp.state.md.us/develop_cap.htm))

See the report mentioned above for a full description of the analysis’ methodology and its caveats. MDP’s analysis, while not perfect, was endorsed by the Development Capacity Task Force and many local governments. This analysis produces estimates of the number of dwelling units built by build-out based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. The capacity results presented here are based on the latest revisions to the zoning and sewer service areas. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

### Background and Trend Data

Based on the Census Bureau’s most recent population estimates, the Town of New Market had a population of 480 in 2005, an increase of 53 since the 2000 Census (427). In 2000, the City had a total of 159 households.

The Town of New Market is expected to grow from 179 households in 2005 to 647 by 2030, an increase of 468.

### Capacity Analysis

The preliminary results of the growth model use the default MDP assumptions of the model and the current zoning of the Town (see attached Table 1 for assumed zoning densities).

According to MDP’s capacity analysis, there is a total capacity of 365 households within the Town limits. There is not sufficient capacity for New Market’s projected growth of an additional 468 households by 2030.

The capacities for each zoning category are show in Table 2 below (see Table 2 for acreage of each zone).

Table 2. Capacity by Zoning Category

Zoning	New Household Capacity	Acres
NM-AP	0	17.7
NM-I	0	3.4
NM-MC	0	5.2
NM-MRS	26	21.7
NM-OS	0	6.3
NM-R1	336	266.9
NM-R2	0	1.0
NM-RM	3	41.2
Totals	365	363.4

The attached Table 3 provides a general overview of how the Town's total capacity was calculated. This table also shows that nearly 45% of New Market's capacity can be found on smaller parcels, infill-type lots.

These capacity numbers are in the preliminary draft stage and need to be ground-truthed. These numbers may change with more refinement from the Town.